Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

36 PRIDE AVENUE HAMLYN HEIGHTS VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price			or range between		\$1,350,000	&	\$1,450,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$738,750	Prop	erty type		House	Suburb	Hamlyn Heights			
Period-from	01 Jul 2023	to	30 Jun 2	024	Source		Corelogic			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
19 SHANNON AVENUE HAMLYN HEIGHTS VIC 3215	\$1,325,000	18-Feb-24	
3 SYDENHAM AVENUE MANIFOLD HEIGHTS VIC 3218	\$1,380,000	28-Apr-24	
39 BOSTOCK AVENUE MANIFOLD HEIGHTS VIC 3218	\$1,351,000	28-Oct-23	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 01 July 2024



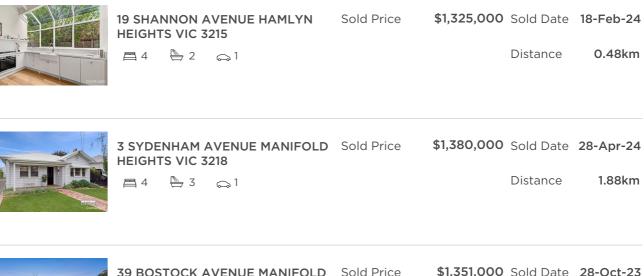
consumer.vic.gov.au



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1	39 BOSTOCK AVENUE MANIFOLD HEIGHTS VIC 3218			Sold Price	\$1,351,000	Sold Date	28-Oct-23
	่ 貫 5					Distance	0.83km

RS = Recent sale UN = Undisclosed Sale

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